

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS MCLEAN GARDENS • WOODLEY PARK</i>
Single Member District Commissioners 01-Dia Black; 02- Gloria Day; 03-Stephanie Zobay 04-Avram Fechter; 05-Bruce Beckner; 06-Trudy Reeves 07- Richard Rothblum; 08-Catherine May; 09-Nancy MacWood	2737 DEVONSHIRE PLACE, NW WASHINGTON, DC 20008 Telephone: 202/232-2232 • Fax: 202/232-0667 Website http://www.anc3c.org

Minutes
Advisory Neighborhood Commission 3C
April 16, 2007 Public Meeting
Second District Police Station
7:30PM

I. CALL TO ORDER: Commission Chair Nancy MacWood called to order Advisory Neighborhood Commission 3C (ANC3C's) regular monthly meeting for April 16, 2007 at 7:32 p.m. The meeting was held in the community room at the Second District Police Station, 3320 Idaho Avenue, NW, Washington, DC 20008.

The Commission observed a moment of silence for the VTech Community.

II. VERIFICATION OF NOTICE: Chair MacWood verified that the proper notice was published in the Northwest Current and posted on the Cleveland Park list serve, the Woodley Park list serve, and the ANC3C website.

III. ESTABLISHMENT OF QUORUM: At 7:35, Chair MacWood acknowledged that a quorum (5 of 9 commissioners) had been established. Other commissioners present included Stephanie Zobay, Trudy Reeves, Gloria Day, Richard Rothblum. *(Note: Commissioners Fechter, May and Black arrived after the meeting had been called to order.)*

IV. APPROVAL OF AGENDA: Chair MacWood moved for approval of the following agenda:

- I. Consent Calendar**
 - a. Historic Preservation Review Board (HPRB) application at 3423 Quebec St., for a 5 foot addition to the rear basement and first floor of a semi-attached house
 - b. HPRB application at 3500 Newark St., for a 1-story side addition that would enclose an existing open side porch and add a bay window area to the rear side of the house
 - c. Consideration of a Public Space application at 3421 Massachusetts Ave., the Embassy of Iraq Chancery Annex, to install an open iron 7 foot fence in public space behind the sidewalk and along the lot perimeter with automatic gates at front and rear; and construct a rear, ground floor level structure below existing deck
- II. Commission Business**
 - a. Consideration of an HPRB application at 3516 Lowell St. to add a 3-story addition to the west side and rear of existing house; and to add a two bay free standing garage

- b. Presentation of concept for new houses on Macomb St. near the entrance to Tregaron; the Commission will not consider a resolution on this HPRB application at this time
 - c. Consideration of an application to the Board of Zoning Adjustment for a variance to build a parking pad in the front yard at 2905 28th St.
 - d. Consideration of a resolution commenting on proposed zoning text amendment to eating establishment definitions
- III. **Community Forum**
 - IV. **Officer's Reports**
 - a. FY2007 2nd Quarter Treasurer's Report
 - V. **SMD and/or Committee Reports**
 - VI. **Adjournment**

A resolution regarding tenants rights was to be added to the end of commission business.

The agenda was unanimously approved by a vote of 7-0.

V. ANNOUNCEMENTS:

- Dorcas Adkins announced Kickoff party for Pace Car Program, a neighborhood traffic calming initiative.
- Dept. of Public Works will be holding a Hazardous Waste pickup on 4/21 at Carter Barron.
- Workshops on bus routes on Wisconsin will be announced. Commissioner Reeves will provide more information.

Note: Commissioners Black, May and Fechter arrived at 7:41

VI. CONSENT CALENDAR

a. *Historic Preservation Review Board (HPRB) application at 3423 Quebec St., for a 5 foot addition to the rear basement and first floor of a semi-attached house*
 Chair MacWood moved that the ANC has no objection, seconded by Commissioner Day. **The motion was approved by voice vote, 8-0.**

b. *HPRB application at 3500 Newark St., for a 1-story side addition that would enclose an existing open side porch and add a bay window area to the rear side of the house*
 Chair MacWood read the resolution resolves in support of the application, seconded by Commissioner Black. **The resolution was approved by voice vote, 8-0.**

c. *Consideration of a Public Space application at 3421 Massachusetts Ave., the Embassy of Iraq Chancery Annex, to install an open iron 7 foot fence in public space behind the sidewalk and along the lot perimeter with automatic gates at front and rear; and construct a rear, ground floor level structure below existing deck*
 Commissioner May moved that the ANC has no objection, seconded by Commissioner Black. **The motion was approved by voice vote, 8-0.**

VII. COMMISSION BUSINESS

- a. *Consideration of an HPRB application at 3516 Lowell St. to add a 3-story addition to the west side and rear of existing house; and to add a two bay free standing garage*

Stephen Muse, Architect, discussed the plans for the addition. They plan to restore and renovate the front of house, build an addition directly behind the house, install a pool, and build a free-standing two car garage where there is currently a parking pad. The house sits on a double lot, which has an old, large tree that they want to preserve. The owner was present, and he affirmed that his neighbors had all been consulted about the plans and were in favor of them. He offered to send the neighbor's letters of support if necessary.

Commissioner MacWood introduced her resolution by saying that the ANC is sensitive to large additions, and has maintained a policy that any additions be secondary to the original house. The commission opposed a similar addition on these grounds last month. She recommended that the addition be scaled back. The free standing garage would be unique to the historic district. According to her research, vast majority of houses have no driveways, and are served by alleys. Other solutions she noticed were driveways with a single free standing garage in the back, or garages incorporated into the mass of the house,. The planned garage, she suggested, is too prominent and should be set back farther.

Commissioner Fechter mentioned that the ANC has to preserve the uniformity of the entire district, and that it can't make considerations on a house-by-house basis. The point of a historic district is to preserve the character of the district as it was at a particular time.

Chair MacWood read and moved the resolves of the resolution opposing the proposed construction, Commissioner Fechter seconded.

Commissioner Reeves didn't see a problem with the garage. Commissioner Rothblum observed that the great weight should be given to the fact that neighbors all agree.

Commissioner May offered a friendly amendment to delete second half of 2nd resolve, which was accepted.

The resolution was approved as amended by a vote of 6-1-1 as follows:

Commissioner Black - pass	Commissioner Fechter--yes
Commissioner Day - pass	Commissioner Zobay - yes
Commissioner May - pass	Commissioner Black - yes
Commissioner MacWood - yes	Commissioner Day - yes
Commissioner Rothblum - abstain	Commissioner May - yes
Commissioner Reeves - no	

- d. *Presentation of concept for new houses on Macomb St. near the entrance to Tregaron; the Commission will not consider a resolution on this HPRB application at this time*

Chair Macwood said that the creation of 2 new lots was part of an agreement between the HPRB and mayor to build houses on the Tregaron property. She indicated that the architect would make a presentation but that the ANC would defer consideration of a resolution until the May meeting.

Ankie Barnes, Architect, presented plans for the two new houses. The original plans have been altered to incorporate a garage in the basement. He is also proposing pervious materials for the driveway and a storm-water management system to protect the stream on the property. The back will be viewed from the park, with a retaining wall and porches. The rear will have no garden, to fit with the natural landscape of the park, as per the deed. He has shown the plans to some members of the Friends of Tregaron. He is in process of testing the water of a seepage area to see if there is a water main or a stream that's causing the water to seep.

Bonnie LePard, President of the Friends of Tregaron, read a prepared statement, which stated that they support the houses if they move the driveway as requested and if they continue to be consulted throughout the process. Clark Mattidan, an immediate neighbor, raised concerns about the stream, runoff and the view. Another neighbor also had questions about the rear retaining walls.

e. Consideration of an application to the Board of Zoning Adjustment for a variance to build a parking pad in the front yard at 2905 28th St.

Commissioner Zobay asked that consideration be tabled to next month as the applicant was not present.

f. Consideration of a resolution commenting on proposed zoning text amendment to eating establishment definitions

Chair MacWood explained that the Office of Planning ("OP") has introduced a new category—"prepared food shop" (carryout, delis, coffee shops), which uses *cooking method in the definition*. Furthermore, OP is not amending the overlays to include the prepared food shops. She determined that the revisions have significant omissions and unintended consequences.

Chair MacWood moved the resolution to clarify the rules, Commissioner May seconded.

Commissioner Fechter offered a friendly amendment to add language recommending that the Zoning Commission redraft the text amendment, which was accepted. Chair MacWood also added language that the OP consult the ANCs on the appropriate way to handle the fast food establishments. Commissioner Fechter offered a simplifying amendment to change some language and strike the second resolve, which was accepted.

Commissioner May called the question, which was approved, 7-1.

The resolution was approved as amended by a vote of 8-0 as follows:

Commissioner Black - yes
Commissioner Day - yes
Commissioner Fechter - yes
Commissioner May - yes

Commissioner MacWood - yes
Commissioner Rothblum - yes
Commissioner Reeves - yes
Commissioner Zobay - yes

g. Consideration of a resolution to increase funding for the Office of Tenants Advocates ("OTA")

Commissioner Black introduced resolution, which was written by former commissioner and Chair of the Education Committee, Deborah Jane Lindeman, who was absent. She read the resolution resolves and moved the resolution to increase funding, seconded by Commissioner Reeves.

Commissioner Fechter offered a friendly amendment to simplify the first resolve and to strike the second resolve. Commissioner Black explained that the question is whether or not to list the specific things or just apply for general funding. Commissioner May supported the amendment to simplify the resolves. Chair MacWood also mentioned adding the specific policy would require legislation. Commissioner Black accepted the amendment. Commissioner Rothblum offered a friendly amendment to strike the 6th and 8th Whereas(s) and edit some grammar errors, which was accepted.

Commissioner Rothblum objected to the resolution because of the short notice that the resolution was given, and that proof of OTA under-funding had not been established.

Commissioner Rothblum called the question, which was unanimously approved.

The resolution was approved as amended by a vote of 7-0-1 (abstain) as follows:

Commissioner Black - yes
Commissioner Day - yes
Commissioner Fechter - yes
Commissioner May - yes

Commissioner MacWood - yes
Commissioner Rothblum - abstain
Commissioner Reeves - yes
Commissioner Zobay - yes

VIII. No issues were raised at the Community Forum.

IX. OFFICER'S REPORTS

1. Treasurer: FY2007 2nd Quarter Treasurer's Report. Commissioner Reeves presented the Budget, a summary of receipts and disbursements, including that Internet Planners is charging \$219 for 1 year. Commissioner Fechter moved the approval of the report, Commissioner Day seconded. Approved by unanimous consent (8-0).
2. Commissioner Reeves moved the approval of the new lease for the ANC 3C office effective May 1, seconded by. All approved by voice vote (8-0).
3. Secretary: Commissioner Zobay moved to table the March minutes, seconded by Commissioner May, all approved by voice vote (8-0).

X. Single Member District and/or Committee Reports

1. Commissioner Fechter commended the Mayor's call line for filling pot holes in 3 days.
2. Commissioner Fechter mentioned that Cosi is appealing the Zoning Commission ruling against their application for a Certificate of Occupancy. Overlay is being challenged and maybe the Commission should hire a lawyer to fight their appeal.
3. Commissioner May thanked Casey Tree Foundation for planting 25 trees in the area.

ADJOURNMENT: Commissioner Fechter moved to adjourn, Commissioner Black seconded. Without objection, the meeting was adjourned at 9:58 pm.

The next meeting of ANC 3C will be Monday, May 21 at 7:30 PM in the Community Room of the Second District Police.